

ALYSON J. FRITZGES
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Extension 234



PLEASE RESPOND TO:
EXTON OFFICE

February 28, 2018

via UPS Overnight Mail

George Locke, Borough Manager
Borough of Jenkintown
700 Summit Avenue
Jenkintown, PA 19046

Re: **The Summit House**
606-610 Summit Avenue, Jenkintown
Conditional Use Application - Supplement



Dear George:


As you know, this office represents Roizman Development, Inc. / Summit House Associates 2018 LLC relating to the proposed mixed use development at 606-610 Summit Avenue, Jenkintown Borough. Please allow the enclosed Addendum "A" to supplement the Conditional Use Application filed on January 22, 2018.

Please note that additional documentation, testimony, and plans will be presented in support of the Application at the time of hearing.

Also, please confirm that the Borough handles posting of the Property, advertisement and notice to residents. Unless I hear from you to the contrary, I will assume that this obligation does fall on the Borough.

Thank you in advance for your assistance in this matter. I look forward to presenting this Application before the Borough. Should you have any questions or need any additional information, please feel free to contact my office.

Very truly yours,


ALYSON J. FRITZGES

AJF/kmr
Enclosures

cc: Israel Roizman (via e-mail)(w/o encl.)
Noam Roizman (via e-mail)(w/o encl.)

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**BEFORE BOROUGH COUNCIL
OF THE BOROUGH OF JENKINTOWN**

**IN RE: SUMMIT HOUSE ASSOCIATES 2018 LLC
PROPERTY: 606-610 SUMMIT AVENUE**

SUPPLEMENTAL ADDENDUM "A" TO CONDITIONAL USE APPLICATION

I. BACKGROUND

The applicant and equitable owner of the property is Summit House Associates 2018 LLC ("Applicant"). The property is located at 606-610 Summit Avenue, Jenkintown Borough, Montgomery County, Pennsylvania 19046, further identified as Tax Parcel Nos. 10-00-03752-00-9, 10-00-03756-00-5, 10-00-03760-00-1, 10-00-03748-00-4 and located in the NCR-Neighborhood Commercial Residential District ("Property"). Applicant proposes a mixed use development consisting of a 74 unit apartment building for senior housing with first floor office and/or retail.

II. APPLICANT REQUESTS THE FOLLOWING:

1. Conditional use approval pursuant to Section 181-49(B)(1) of the Jenkintown Borough Zoning Ordinance ("Ordinance") which permits apartment buildings provided that twenty percent of the first floor of the building located along the street frontage is walk-in office or retail uses, not associated with the operation of the residential portion.
2. Conditional use approval pursuant to Section 181-50(G) of the Ordinance which permits a maximum building height of six stories. Applicant proposes a five story building.
3. Conditional use approval pursuant to Section 181- 74 which permits a reduction in the number of required parking spaces on the site up to 100% if the requirements are met by one or more of the criteria enumerated in Section 181-74.

III. REASONS CONDITIONAL USE APPROVALS SHOULD BE GRANTED

1. The proposed use is not in serious conflict with other Borough ordinances or state or federal laws or regulations.
2. The proposed use is consistent with the 2035 Comprehensive Plan.
3. The proposed use does not result in or significantly add to a serious traffic hazard or serious traffic congestion.

4. The proposed use will not create a public safety hazard, including fire, toxic or explosive hazards.

5. The proposed use will involve adequate site design methods, including evergreen screening, setbacks, berming and traffic control, to avoid negative influences on adjacent uses.


6. The proposed use will bring significant revenue to the Borough and School District by developing a property that has been tax exempt for over 50 years.

Detailed Plans of the proposed use have been submitted to the Zoning Officer, to be incorporated by reference herein, for consideration before Borough Council.

Respectfully submitted,

RILEY ROPER HOLLIN & COLAGRECO

Date: 2/28/18

By: 
Alyson J. Fritzges, Esquire
Attorney for Applicant